

GASPARILLA CONDOMINIUM ASSOCIATION, INC.
MINUTES OF BOARD OF DIRECTOR'S MEETING
April 9th, 2011

CALL TO ORDER: President, Tom Voss, called the meeting to order at 10:00 a.m., at the Gasparilla Pool Cabana, 160 Jose Gaspar Drive, Englewood, Florida, the location specified in the meeting notice.

CONFIRMATION OF PROPER MEETING NOTICE: Joyce Kelbaugh confirmed that the appropriate notice had been posted in accordance with the Association's documents.

DETERMINATION OF A QUORUM: A quorum of the Board was established with four (4) directors in attendance: Tom Voss, Suzanne Cook, Joyce Kelbaugh, and Ron Hook. Kathy Waterhouse of Antares Group, Inc. was also present.

OPEN DISCUSSION FOR ITEMS NOT ON AGENDA: There was none.

APPROVAL OF MINUTES FROM MARCH 12th and MARCH 26th BOARD MEETINGS: Motion to approve the minutes of the March 12th and March 26th, 2011 board meetings was made by Joyce Kelbaugh, seconded by Suzanne Cook with the vote being unanimous. Motion passed.

FINANCIAL / MANAGERS REPORT: Suzanne Cook made the following report:

- We have \$50,137 in the operating account and \$290,474 in the reserve account for a total of \$355,045.
- **MANAGER'S REPORT:** Kathy reminded everyone to please notify the management office when they leave for the summer to ensure any mailings go to the correct address.

COMMITTEE REPORTS:

A. Landscape /Gasparilla Fund Report: Phyllis Payne reported the following (copy attached):

- The committee met on March 15th and March 21 to plan next year's projects.
- The committee decided to prioritize the Memorial Garden and the large island on Front St as well as the 2nd Street Garden – these areas were hardest hit by the frosts.
- The committee is waiting on designs from Oak Farms; MRT's plan has already been received.
- Due to time constraints, no new plantings will be done until the fall.
- Gasparilla Fund – donations in the amount of \$284.40 have been received in March in memory of Betty Sweeney. The committee thanks everyone for their meaningful donations.
- Current balance is \$1814.10
- These funds will be used to complete the Memorial Garden project in the fall.

B. Docks Report: No Report.

C. Buildings and Grounds Report: Don Kelbaugh reported that Warren and Al helped in completing the work on the poles on 2nd street.

D. Social Report: No Report

E. Cabana Report: Pat Hubbard made the following report:

- The cabana area has been cleaned
- Leona Winchester reorganized all of the books. Paper back books are now in the drawer below the counter.
- Joyce advised everyone that since we are having a problem with Raccoons, please carryout what you bring in.

OLD BUSINESS:

A. Reserve Budget Date Change: Suzanne explained that by changing the budget and reserve approval meetings to November this would allow sufficient time to have the coupon books printed so all owners would receive in a timely manner. Some of the unit owners present expressed concern about changing the dates but Kathy advised everyone that when the budget and reserves are mailed to all unit owners 30 days prior to the meeting they are welcome to submit questions/concerns that will be taken into consideration. Motion to approve moving the approval of the reserve budget from January to the 1st of December and to approve the operating budget at the beginning of December was made by Suzanne, seconded by Joyce with the vote being unanimous.

NEW BUSINESS:

A. Wind Mitigation: Joyce advised everyone that Steve Rosenbaum has completed the Wind Mitigation.

B. Other:

- Joyce requested everyone get their rental applications in as soon as possible but prior to the tenants' arrival.
- Joyce also advised that there will be a Dodge Ram pick up truck parked on the property till 4/15.
- Tom reported that Bill Leavitt has purchased two door closures for the pool bathrooms.

G. Correspondence: None

H. Rental Application: Annual Rental Unit 158 Straw / McMahan. Fee has been paid. Motion to approve was made by Joyce, seconded by Tom with the vote being unanimous.

QUESTIONS AND ANSWERS: There were none.

ADJOURNMENT: There being no further business to properly come before the Board at this meeting, motion was made and seconded to adjourn at 10:35 a.m.

Respectfully submitted,

Joyce Kelbaugh, Secretary
JK/khw